



HERITAGE STATEMENT

OF

ASHGROVE HOUSE

SHAWBRIDGE STREET

CLITHEROE

LANCASHIRE

BB7 1LZ



19th APRIL 2018

Job Reference Number: BS 979

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1.0 INTRODUCTION

- 1.1 This heritage statement is regarding Ashgrove House, Shawbridge Street, Clitheroe, Lancashire, BB7 1LZ. The statement has been prepared by Nicholas White of Glovers Project Services Ltd. on the instructions of Mr. & Mrs. Green.
- 1.2 I am the senior building surveyor at Glovers Project Services Ltd. with a degree in Building Surveying from Salford University. I have experience in historic buildings, listed buildings with respect to repairs and conversion.
- 1.3 Ashgrove House is a grade II Listed Building therefore any proposals which may impact upon the special architectural or historic interest of the building will be managed in relation to the Planning (Listed Buildings & Conservation Areas) Act 1990. This statement assesses the proposals to carry out alterations to an existing 1970's side addition. Any impact is assessed in relation to the special architectural and historic interest of the building. This statement is in support of a planning and listed building consent application submitted to Ribble Valley Borough Council.
- 1.4 In order to inform this statement I made a number of site visits and undertaken desktop study.

2.0 THE PROPOSAL

- 2.1 The main two storey building is currently rectangular on plan with an L shaped single storey addition to the eastern gable. The front elevation of the side addition has the appearance of a garden wall from the front which connects a detached garage adjacent to the eastern boundary.
- 2.2 The main building has been constructed adjoining the eastern gable of Shaw Cottage. The listing entry dates Shaw Cottage to the C17th which describes the property in detail. Ashgrove house is mentioned as they form a group with numbers 49-67 which are of local interest only.
- 2.3 The property is of stone construction and has been coated in cement render, under a duo pitched roof with stone slate covering to the front pitch and natural slate to the rear pitch. In the main the windows are re painted timber sliding sashes other than one small window at the rear which is a painted timber casement.
- 2.4 The side addition and garage were constructed in the 1970's and are of concrete blockwork construction covered with cement render. The roof is mono pitched, and L shaped on plan with a lead lined valley. The upper portion of the roof is clad with natural slate and the lower portion is of patent glazing with wired glass.
- 2.5 Internally the softwood rafters are supported by timber posts, roughly mid span which bear onto a timber wall plate at the eaves positioned directly above the timber casement windows above dwarf walls.
- 2.6 The construction of the side addition and the detailing adopted tends to suggest that it was self-built. We understand from the current owners that the structure was originally intended to house the previous owner's reptile collection, later becoming refurbished into the current arrangement of garden room, utility and shower room / WC.
- 2.7 The details of the proposed alterations are assessed in more detail in section 5 'Assessment of Impact'. In essence, the proposal seeks to replicate what is currently in-situ but to make the structure watertight and more in line with modern levels of insulation to improve the thermal comfort.

3.0 THE HISTORY & DEVELOPMENT OF ASHGROVE SHAW COTTAGE

- 3.1 Shaw Cottage became designated as a listed building in 1950. From the listing entry the Shaw Cottage is recorded as dating from C17th.

Details of Listing Entry

SHAW BRIDGE STREET 1. 5295 (North-East Side) Ashgrove 19.5.50 Shaw Cottage SD 7441 3/53 II GV2. 2 Storeys, rendered. A gabled wing projects forward with a chimney at the peak. In the upper storey is a 4-light C17 window under a dripmould. A similar window below has been replaced by a square C18 window, but the original broad dripstone remains. To the left of this wing is a plain door and C18 3-light window in the ground storey and in upper storey a C17 3-light window with a dripstone over the door, and an early C18 5-light window to the left. Also storage premises in stone. To the right a C17 4-light window with label moulding above a C18 3-light window. Also to the right late C19 glazed porch, 2 later C19 windows of 2 lights. Ashgrove Cottage and Shaw Cottage form a group with Nos 49 to 67 (odd) which are buildings of local interest only.



Ashgrove Barn/ Shaw Cottage – Front Elevation



Shaw Cottage / Ashgrove House – Front Elevation



Ashgrove House / Shaw Cottage / Ashgrove Barn – Rear Elevation



Ashgrove House / Side Addition – Rear Elevation

- 3.2 The earliest historical map available dates from c.1890 where Shaw Cottage is clearly indicated, Appendix 1, Figures 1 and 2 taken from Lancashire County Council's website are extracts from this map.
- 3.3 Within Appendix 1, Figure 3 is taken from MARIO Lancashire's website and is at a greater resolution which allows a much closer view. At this time the general plan form had been established which is Shaw cottage, opposite the entrance from the bridge with Ashgrove Barn to the west and Ashgrove House to the east which are all adjoining.
- 3.4 This map shows the barn has remain unchanged on plan. Ashgrove House was not identified on the plan with the building simply being referred to as 'Shaw Cottage'.
- 3.5 The western gable wall of Ashgrove House is, however, in line with the hedge/boundary line to the rear grounds which runs roughly north to south.
- 3.6 It is clear from this image that the plan form has changed with respect to Ashgrove House, Shaw Cottage looks to remain unchanged on plan, especially when the transparency to the modern layout is overlaid [Figure 4].
- 3.7 The 1890 map shows the line of the eastern gable wall has not changed although suggest that there were some ancillary structures which has subsequently been removed.
- 3.8 The existing side addition to Ashgrove House is believed to date from the 1970's. Having referred to the aerial photograph on MARIO Lancashire's website which dated from the 1960's there does not appear to be a L shaped black as per the existing structure in place at this time. This tends to suggest that the date form the existing block of the 1970's is accurate, although the shadows on the photo prevent a definitive answer.

- 3.9 The detached garage and existing garden wall, which forms the front elevation of the side addition are all understood to date from the 1970's.

4.0 ASSESSMENT OF IMPACT

- 4.1 This section of the report assesses individual elements of the proposal in relation to the impact upon the special architectural and historic interest of Ashgrove House as a listed building. The assessment will explain how the impact has been addressed and where necessary provides a justification for the proposal in reference to the relative significance of the historic building and its component parts.

Alterations to Side Addition

- 4.2 The objectives of the alterations are to essentially make the existing garden room to be weathertight and warm and to improve the usability of the internal space. The proposal does not seek to significantly change what is currently in-situ but to improve the standard of construction as the overall design brief.
- 4.3 The side addition as existing was constructed in the 1970's and looks to have been constructed by way of a self-build / enthusiastic DIY project. The roof leaks badly when it rains through the leadwork valley and through the leadwork flashings between the patent glazing and slate elements of the pitched roof. The roof generally is deemed to be in poor condition and deteriorating.
- 4.4 The existing roof structure is an arrangement of rafters and timber posts which are bolted together, this results in obstructions to the floor space available.
- 4.5 The roof as constructed has no insulation, the existing painted timber casement windows are single glazed, and we suspect that there is no insulation to the blockwork cavity walls or beneath the floor slab. As such the garden room, utility, and shower/WC are very cold for a large part of the year.
- 4.6 The proposal is to incorporate insulation to comply with current building regulations in order to bring the space up to modern standards and make the space usable all year round.

Removal of fixtures & fittings

- 4.7 The kitchen units from the utility room are to be removed and discarded, the sanitaryware from the WC is to be carefully removed and set aside for re-use. The soil vent pipe for the WC is to be reduced in height and an air admittance valve fitted to avoid the need for a penetration through the new roof for the SVP.

Removal of mono pitched slate / patent glazed roof

- 4.8 The existing slate roof coverings are proposed to be stripped off and the slates set aside for re-use. The rafters, leadwork flashings and patent glazing will be discarded. The uPVC rainwater fittings will be removed and discarded.

Removal of doors & windows

- 4.9 The existing painted timber single glazed windows will be removed and discarded, the painted timber single glazed doors and side screens will be removed and discarded.

Removal of rendered concrete blockwork cavity walls

- 4.10 The existing rendered concrete blockwork dwarf walls will be taken down to the level of the existing concrete strip footing foundation and discarded.

Removal of existing floor structure

- 4.11 The concrete floor slab will be broken out and discarded and the levels reduced to suit the new floor build up.

Removal of external paving

- 4.12 The existing concrete paving slabs and stone flags will be carefully removed and set aside for re-use, the external levels will be reduced so that the new finished external level is 150mm below the floor level.

New Dwarf Walls

- 4.13 New concrete blockwork cavity walls, with cavity insulation board will be constructed off the existing foundations to approximately the same height as existing. The walls will have square hollow section steel posts built into the inner leaf of the wall which will support a continuous steel eaves channel above the dwarf walls.

Alterations to existing walls

- 4.14 The front elevation / garden wall will have the stone copings removed and set aside, the height will be raised by approximately 200mm, render made good and copings replaced for a length amounting to 6.3m.

New Floor Structure

- 4.15 A new insulated concrete floor slab will be constructed with a screed and wet underfloor heating system to be at the same level as the existing addition and floor level to main building.

New Roof Structure

- 4.16 New timber rafters will be fixed to a timber runner to the gable wall and a timber wall plate positioned within the eaves channel. Two steel angles will be fixed back to back to for the hip rafter below the valley. The rafters will span the full width of the space, topped with plywood, fully filled with rigid insulation boards and underdrawn with insulated plasterboard.

New Windows

- 4.17 5 new Velux roof windows will be fitted within the roof structure to replace the previous patent glazing. New double glazed painted timber windows will be fitted which will be approximately the same size and appearance as existing.

New Roof Coverings

- 4.18 The natural slates previously set aside will be re-fixed to the roof together with reclaimed slates to match the existing, new code 4 leadwork abutment flashings are to be formed together with a GRP valley. New uPVC rainwater fittings will be fitted connecting into the existing drainage positions.

Replacement of External Surfacing

- 4.19 The concrete and stone paving previously set aside will be re-laid at the new level and to accommodate the existing surface water drainage.

New Internal Linings

- 4.20 Where the existing full height concrete blockwork cavity walls are retained they are to be drylined with insulated plasterboard, the new dwarf walls will also be lined with insulated plasterboard, all to receive skim coat plaster finish.

New Fixtures and Fittings

- 4.21 New kitchen cabinets will be fitted to the utility room and the sanitaryware previously set aside will be re-fixed.

Solid fuel stove

- 4.22 A stone plinth will be positioned in the garden room and a new metal flue pipe will connect to a new flue liner positioned within the existing chimney for the kitchen (not currently in use) a hole will be formed at high level in the gable wall of the main building approximately 125mm diameter for the connection of the flue pipe to the new flue liner. A new chimney pot will be fixed to the existing stack if necessary.

Summary

- 4.23 The alterations to the side addition will result in a structure which is properly insulated and weathertight and constructed in accordance with current building regulations. It will be the same footprint and have the same roof pitch using almost entirely the same materials. The only change is that the patent glazing has been replaced with Velux roof windows and so the area of slates increases proportionally. The height of the roof where it abuts the garden wall and the gable wall of the main building will be increased in height by approximately 200mm, to accommodate abutment flashings and floor slab DPC detailing in accordance with the building regulations.
- 4.24 The alterations for which we seek consent will only have a slight change in the external appearance and will be a significant improvement in terms of the internal appearance. The proposed work will enhance the building overall due an improvement in the quality of the construction, designed to reduce the risk of loss of architectural and historic value of the building and its setting as far as reasonably practicable.

5.0 CONCLUSION

- 5.1 Ashgrove House is a grade II listed building and has been listed because of its association with Shaw Cottage which pre-dates it.
- 5.2 The listing entry description is with respect to architectural features at Shaw Cottage.
- 5.3 The collection of Ashgrove Barn, Shaw Cottage and Ashgrove House have architectural and historic value as a whole.
- 5.4 The alterations proposed are all in connection with an existing 1970's addition, there is no loss therefore of any historic elements and the existing design has no special architectural merit.
- 5.5 The application enhances the current arrangement of buildings by way of improving the quality of design and standard of construction and does not result in any loss of historic or architectural value.
- 5.6 The proposals fall within both National and Regional policy

APPENDIX 1 – HISTORICAL MAPS



FIGURE 1. - OS First Edition Map 1:2,534 (25-inch) c. 1890 [taken from Lancashire County Council's website <http://www3.lancashire.gov.uk/environment/oldmap/>]



FIGURE 2. - OS First Edition Map 1:2,534 (25-inch) c. 1890 [cropped copy of map above]

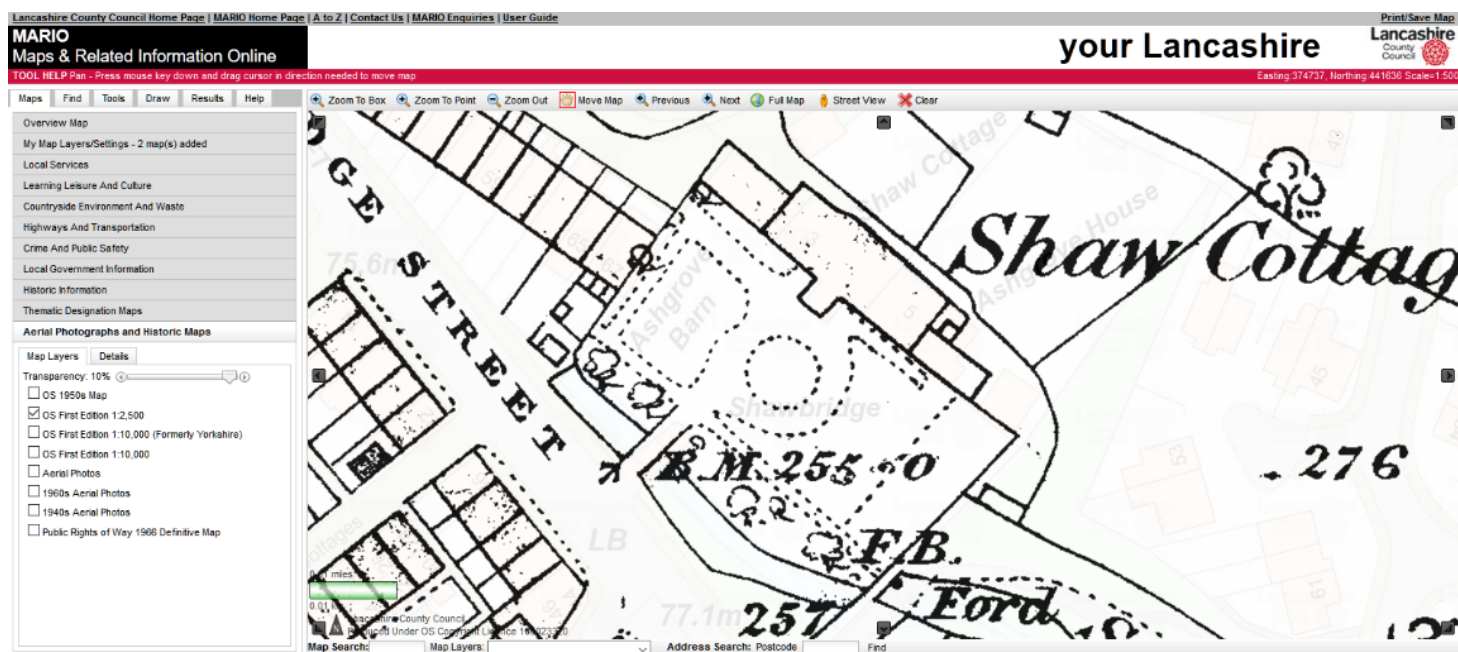


FIGURE 3 - OS First Edition 1:2,500

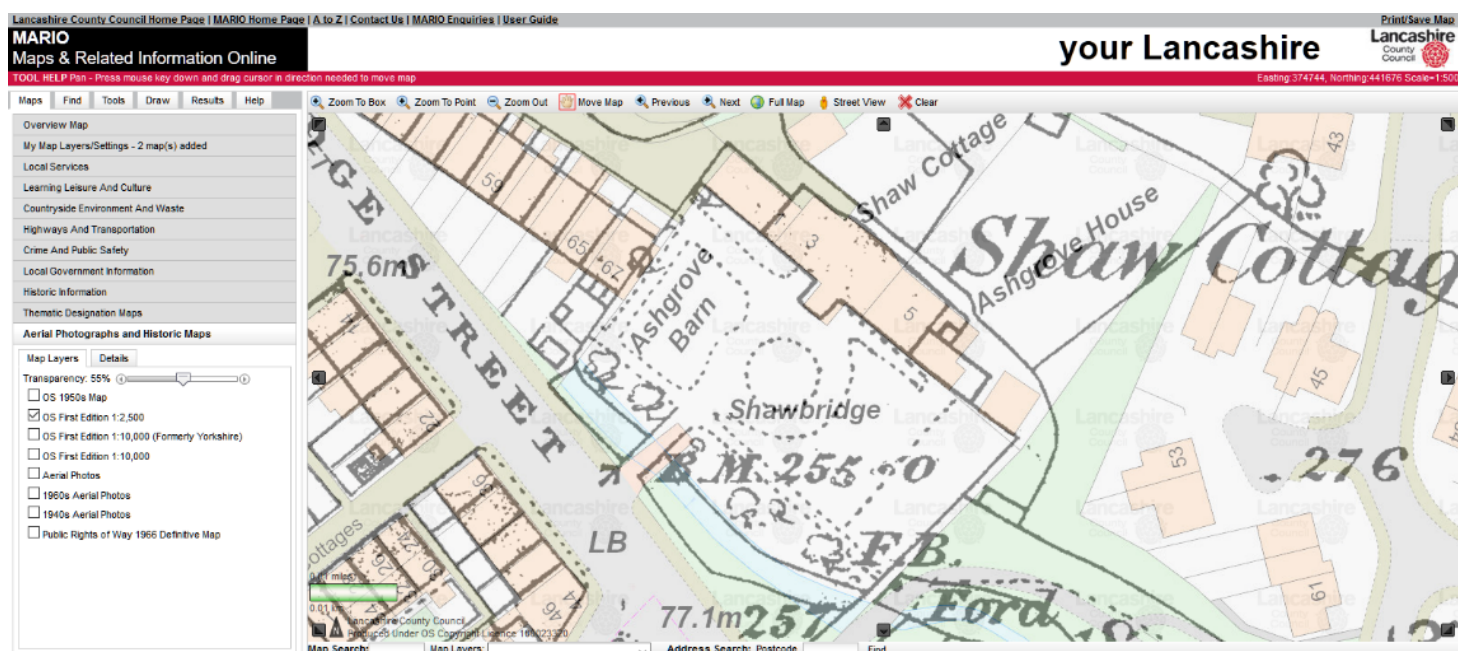


FIGURE 4 - OS First Edition 1:2,500 (transparency to modern OS layout)



Figure 5 - 1960's Aerial Photo



Figure 6 - 1960's Aerial Photo (transparency to modern OS Layout)

APPENDIX 2 – PHOTOGRAPHIC RECORD

PHOTOGRAPHIC RECORD – ASHGROVE HOUSE, SHAWBRIDGE STREET, CLITHEROE, BB7 1LZ

EXTERNALLY



Rear Elevation – Main Building & Single Storey 1970's Lean-to Addition



Side Elevation – Lean-to Addition



Side Elevation - Lean-to Addition



Front Boundary Wall – Cement render over concrete blockwork cavity wall and topped with stone copings, painted timber casement window and pre-cast concrete sill



Roof – natural slate, leadwork, patent glazing

Eaves -Painted timber fascia & soffit

RWG's – Black uPVC

Windows – Painted timber single glazed casement, timber sill with pre-cast concrete sill beneath

Walls – Rendered blockwork cavity walls



Valley detail



Side Elevation - Concrete paving



Rear Elevation - Stone Paving

INTERNALLY



Garden Room - view towards rear



Garden Room - view towards front



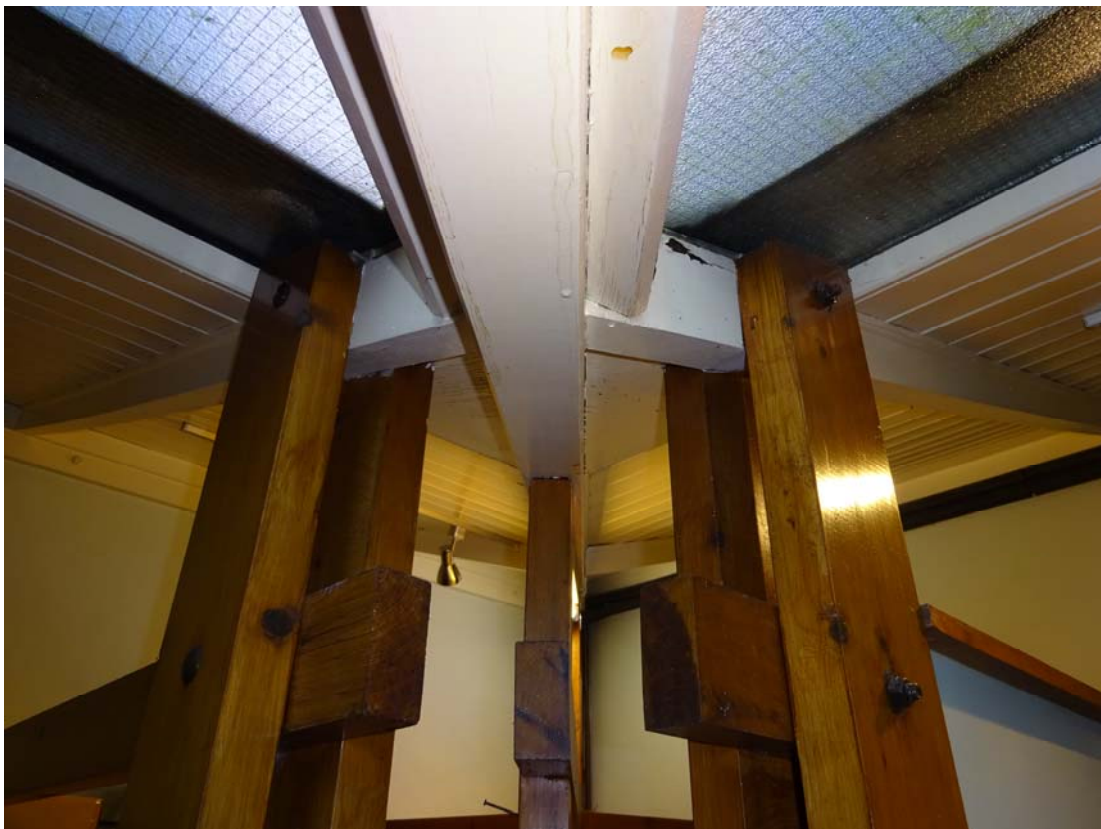
Mono pitched roof - close boarded timber below slates supported by timber rafters



Mono pitched roof – Patent glazed roof system supported by timber rafters, braced by timber posts and tie beams



Storage space above WC - blockwork cavity walls to front boundary and side elevation



Hipped rafter below valley



Timber posts supporting rafters, timber casement windows



Internal blockwork wall, quarry tiled floor and skirtings